



**PLANNING
DEPARTMENT**

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COPY

MEMORANDUM

EXHIBIT 6

TO: Planning Board
FROM: Joseph Laydon, Town Planner
CC: File
DATE: December 6, 2019
SUBJECT: Staff Review of 12 Elm Street – Two Family

The following comments reflect staff's review of the submitted application and accompanying material:

Location: 12 Elm Street, Map 11, Lot 8
Zoning: Medium Density Residential (R20); Water Supply Protection Overlay District
Lot Dimensions: Frontage: 100'; Area: 11,761.2 sq. ft (0.27 acres)
Existing Building Living Area: 1,159
Proposed Use: Two-family Dwelling

Summary: Applicant proposes the modification of the previous Special Permit approving a two-family dwelling by constructing a 720-foot addition. The Board previously approved granted Special Permit (SP 2019-05) and Site Plan Approval to convert a single-family dwelling to a two-family dwelling on property located at 12 Elm Street, Grafton, and shown as Grafton Assessor's Map 11, Lot 8.0.

Upon reviewing construction plans associated with the existing structure with the Building Department, the Applicant proposes to construct an addition for the second dwelling unit. To comply with area requirements, an ANR plan has been submitted showing the transfer of land from the adjacent parcel owned by the Applicant and located at 8 Elm Street. The ANR plan contains noted that the two resulting lots will continue to comply with requirements for impervious surface since the properties are located in the Water Supply Protection Overlay District.

Waivers: Applicant has not submitted a waiver request at this time because the application is to modify SP 2019-5 that was previously approved by the Board and filed with the Town Clerk on May 7, 2019.

Neighborhood Setting: Located on Elm Street, the structure abuts single family dwelling and existing multi-family dwellings.

Requested Action: Modification of Previously approved Special Permit & Site Plan Review for Two-Family in the R20 District.

Required Findings: The Board must make findings under Section 1.5.5 of the Zoning Bylaw. The Applicant, in the project narrative has submitted responses to the findings under Section 1.5.5.

- a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

- b. Off-street parking and loading areas where required, with particular attention to the items in paragraph (a) above, and the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties generally in the district.
- c. Refuse collection or disposal and services areas, with particular reference to items in paragraphs (a) and (b) above.
- d. Screening and buffering with reference to type, dimensions and character.
- e. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
- f. Required yards and other open space; and
- g. General compatibility with adjacent properties and other property in the district.
- h. There will not be any significant adverse impact on any public or private water supply.
- i. If the subject site is located within the Water Supply Protection Overlay District, there will not be any significant or cumulative impact upon municipal water supplies, and the Board shall give appropriate consideration to contamination by nitrate-nitrogen loading in making this determination.
(T.M. 10-28-86)
- j. Protect important historic, cultural and scenic landscapes. (TM 10-18-99)

Thank you.